

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Town Planning - Bhimavaram Municipality - Certain variation to the Master Plan - Change of land use of the land from Park use to Residential use in R.S.No.123/2, Sivaraopeta of Bhimavaram to an extent of Ac.0.35 cents - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 536.

Dated:06-12-2010.

Read the following:-

1. G.O.Ms.No.951 MA., dated 27.11.1987.
- 2 From the applicant resident of Bhimavaram, representation dated nil together with its enclosures.
- 3 Government Memo. No.19905/H1/2009-1, Municipal Administration and Urban Development Department, dated 2.12.2009.
- 4 From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.10084/2009/R, dated 23.1.2010.
- 5 Government Memo. No.19905/H1/2009-2, Municipal Administration and Urban Development Department, dated 7.4.2010.
- 6 From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.10084/2009/R, dated 31.5.2010.
- 7 Government Memo No.19905/H1/2009-3, Municipal Administration & Urban Development Department, dated:16-06-2010.
- 8 From the Commissioner of Printing, A.P. Extraordinary Gazette No.289, Part-I, dated 16-06-2010.
- 9 From the Director of Town and Country Planning, Hyderabad Lr. Roc. No.10084/09/R, dt:27-11-2010.

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ORDER:-

The draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.951 MA., dated 27.11.1987, was issued in Govt. Memo No.19905/H1/2009-3, Municipal Administration & Urban Development Department dated:16-06-2010 and published in the Extraordinary issue of A.P. Gazette No.289, Part-I, dated 16-06-2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated:27-11-2010 has stated that the applicant has paid 10% land value of prevailing market rate instead of 10% surrounding open space and development/ conversion charges ie., Rs.8,52,666/- (Rupees eight lakhs fifty two thousand six hundred and sixty six only) as per GO.Ms.No.158, MA dated 22-03-1996. Hence, the draft variations are confirmed.

(P.T.O)

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.
The Municipal Commissioner, Bhimavaram Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Bhimavaram Municipality, West Godavari District.
The District Collector, West Godavari District, Eluru.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Bhimavaram Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.289, Part-I, dated: 19-06-2010 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.123/2, Sivaraopeta of Bhimavaram to an extent of Ac.0.35 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Park use in the General Town Planning Scheme (Master Plan) of Bhimavaram Town sanctioned in G.O.Ms.No.951 MA., dated 27.11.1987, is designated for Residential use by variation of change of land use as marked as "A" as shown in the revised part proposed land use map GTP No.8/2010/R, which is available in Municipal Office, Bhimavaram Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall not take any development activity before approval from the competent authority.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North :	Park as per Master Plan.
East :	Open space of approved L.P.No.201/82.
South :	GTP.No.33/2008/R.
West :	Park as per Master Plan.

**T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER